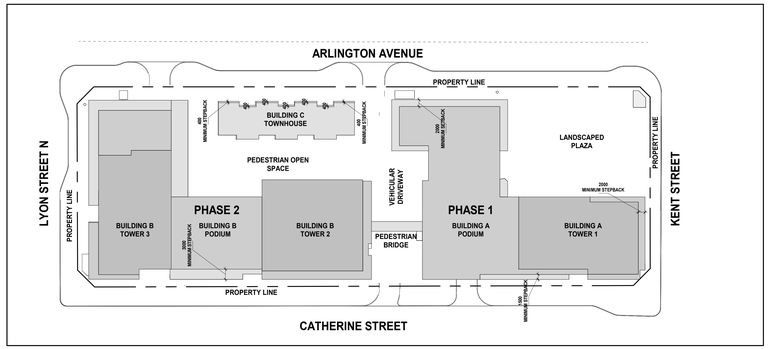
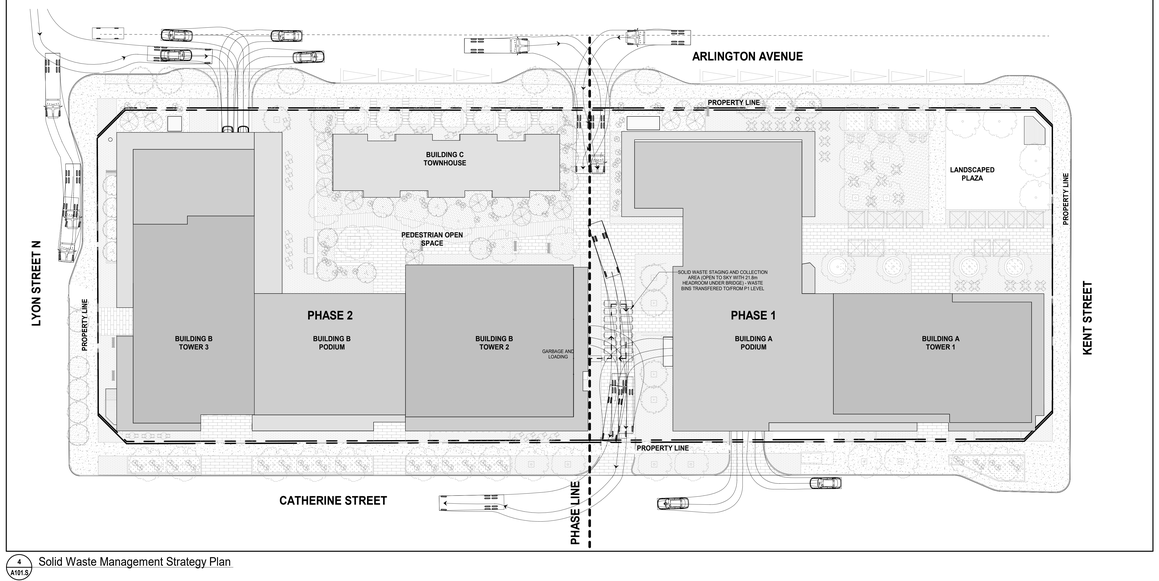
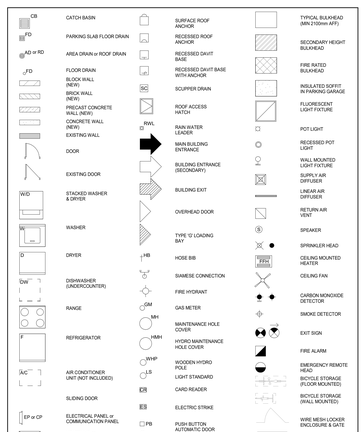
3 A101.S Key and Context Plan



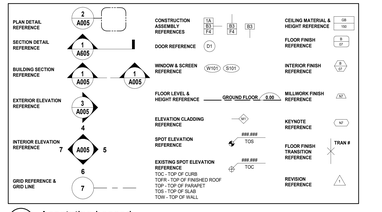

1 A101.S Phasing Plan




4 A101.S Solid Waste Management Strategy Plan




4 A101.S Symbols Legend




5 A101.S Annotation Legend

| | | |
|---|---|---|
| AB Air barrier | H Height/high | TER Terrazzo |
| AC Air conditioner | HB Hose bib | TERR Terrace |
| ADD Area drain | HC Hollow core | THD Threshold |
| AFF Above finish floor | HDC Honeycomb core | TOC Thick |
| ALUM Aluminum | HDF High density fibreboard | TOC Top of curb |
| AN Anodized | HG Hinge | TOF Top of finish |
| AO Automatic door operator | HGPC Hinge, centre pivot | TOFR Top of finished roof |
| APC Architectural precast concrete | HGPO Hinge, offset pivot | TOP Top of parapet |
| APC Architectural precast concrete | HM Hollow metal | TOP Top of parapet |
| APPROX Aproximate | HP High point | TOS Top of slab/steel |
| AS Acoustic seal | HR Hour | TOW Top of wall |
| AST Astragal | HSS Hollow steel section | TRR Temperature rise rating |
| ASTM Astragal | HVAC Heating, ventilation and air-conditioning | TYP Typical |
| AT Acoustic ceiling tile | ID Interior design | TYP Typical |
| AVB Air/vapour barrier | IFP Intumescent fireproofing | UH Unit heater |
| AVG Average | INSUL Insulated, insulation | UR Urinal |
| BF Barrier free | JAN Janitor | US Underside |
| BLDG Building | JT Joint | UTL Underwriters Laboratories of Canada |
| BOLF Bollard, fixed | KP Kick plate | UNO Unless noted otherwise |
| BOLR Bollard, removable | L Length/long | UVR Underslab vapour retarder |
| BR Brick | LA Latch | VB Vapour barrier |
| CACF Central Alarm Control Facility | LAM Laminate | VCT Vinyl composite tile |
| CB Catch basin | LEV Levelling | VEST Vestibule |
| COMPA Canadian Concrete Masonry Producers Association | LIN Linen closet/shelves | VFI Vinyl/fixed insulation |
| CON Corner guard | LN Linoleum | VG Vision glass |
| CS Cast stone | LR Low point | VGF Vinyl graphic film |
| CHP Chloride protection | LV Louvre | VNR Veneer |
| CID Clear inside dimension | MAG Magnetic lock | VP Visitor's parking |
| CJ Control joint | MAS Masonry | VTC Vehicular traffic coating |
| CJ Construction joint | MDF Medium density fibreboard | VTT Vehicular traffic topping |
| CL Closet | MECH Mechanical | W Width |
| CLC Closet, concealed | MFR Manufacturer | WB White board |
| CLG Ceiling | MIN Minimum | WC Water closet |
| CLR Clear | MIR Miscellaneous | WCV Wall covering |
| CLR Clear finish | MLL Millwork | WD Wood |
| CLT Cross-laminated timber | MR Mirror | WH Water heater |
| CMU Concrete masonry unit | MO Masonry opening | WP/S Waterproof surface |
| COL Column | MT Metal panel | WR Waste receptable |
| CONC Concrete | MTPH Metal toilet partitioner | WS Weatherstripping |
| CP Communications panel | MRGB Moisture resistant gypsum board | WT Window treatment |
| CPT Carpet | MTL Metal | |
| CR Card reader | MW Microwave | |
| CSA Canadian Standards Association | (N) (New) | |
| CT Ceramic tile | NA Not applicable | |
| CW Complete with | NBC National Building Code | |
| CYL Cylinder | NIC Not in contract | |
| D Depth/deep | NRMCA National Ready Mixed Concrete Association | |
| DB Dead bolt | NTS Not to scale | |
| DC Dead lock | OBC Ontario Building Code | |
| DIA, ø Diameter | OC On centre | |
| DIM Dimension | OD Outside drain | |
| DN Down | OSB Oriented strand board | |
| DPR Door pull - recessed | OSD Overflow scupper drain | |
| DSD Door stop - door mounted | PB Push button | |
| DSF Door stop - floor mounted | PCT Porcelain tile | |
| DSW Door stop - overhead recessed | PL Property line | |
| DSW Door stop - wall mounted | PLAM Plastic laminate | |
| DW Dishwasher | PLY Plywood | |
| DWG Drawing | PMW Polymer modified waterproofing | |
| ED Exit device | PNL Panel | |
| EIFS Exterior insulating finish system | PT Paint, plastic | |
| EJ Expansion joint | PQ Parquet flooring | |
| ELEC Electrical | PS Passage set | |
| ELEV Elevator | PT Paint, painted | |
| EOB Edge of slab | PTC Pedestrian traffic coating | |
| EP Electrical panel | PTD Pedestrian pathway | |
| EPT Epoxy paint | RC Relocated | |
| EPW Emergency power | R Radius | |
| ESP Escutcheon plate | RB Resilient base | |
| EQ Equal | RC Roller catch | |
| EV Electrical vehicle | REC Recessed | |
| EVSE Electrical vehicle supply equipment | REF Reference | |
| EQUIP Equipment | REV Revision | |
| ES Electric strike | RF Resilient flooring | |
| EXIST Existing | RFM Recessed floor mat | |
| EXP Exposed/calculated | RH Right hand | |
| EXT Exterior | RM Room | |
| FAP Fire alarm pull | RO Rough opening | |
| FD Floor drain | RR Radiator recess | |
| FD Floor drain | RVR Reverse | |
| FFE Fire-fighter's elevator | RWL Rain water leader | |
| FFH Fire-fighter's handset | RX Request to exit | |
| FFL Finished floor level | SAFB Sound attenuation fire blankets | |
| FH Fire hydrant | SC Solid core | |
| FH Fire hydrant | SBD Supplied by others, contractor installed | |
| FHC Fire hose cabinet | SC Solid core | |
| FIN Finish | SD Scupper drain | |
| FL Floor | SI Site instruction | |
| FLASH Flashing | SG Safety glass | |
| FP Fireplace | SIM Similar | |
| FPL Flush pull | SK Skim coat | |
| FRR Fire-resistance rating | SL Sealer, seal | |
| FSI Floor space index | SP Spandrel panel | |
| FT Foot | SPT Sprinkler piping | |
| GALV Galvanized | SRW Service room waterproofing | |
| GB Gypsum board | SS Stainless steel | |
| GBA Gross building area | SSM Solid surface material | |
| GCA Gross construction area | STA Station | |
| GFA Gross floor area | STC Sound transmition classification | |
| GFI Ground fault interrupter | STD Stained, stain | |
| GK Gasket | STL Steel | |
| GL Glass, glass | STR/LIC Structural | |
| GLB Glass - black painted | SVC Sprinkler valve cabinet | |
| GLL Glass - laminated | T Tile | |
| GLT Glass - tempered | TB Tack board | |
| GLTF Glass - tempered and frosted | TBD To be determined | |
| GLW Glass - wired | TD Trench drain | |
| GLFC Glass - fire-rated ceramic | TD Tenture drain | |
| GRB Grab bar | TEL Telephone | |
| GWG Georgian wire glass | TEMP Temporary | |

6 A101.S Abbreviations

6 A101.S Minimum Required Stepbacks Diagram

| 264 Catherine Street | Floor | GBA/Typ. Floor (sm) | No. Typ. Floors | GBA Gross Building Area (sm) | GFA Efficiency | GFA (By-law 2008-324 and By-law 2017-302) - Above Grade GBA | | | GFA (Not Here) - Below Grade GBA | | | Suite Breakdown | | | | | | Variable Area | Efficiency | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | sm | | sm | sm | | sm | Bach. +/-50sm | Bach. +/-50sm | 1 Bed | 1 Bed + Den | 2 Bed | 2 Bed + Den | 3 Bed | Total Suites | | | |
| BUILDING A (Phase 1) | MPH | | 1 | 448.1 | 0.631 | 448.1 | 0.0 | 0 | | | | | | | | | | | 0.0 | 0.00 | |
| | Penthouse Floor 3C | 750 | 1 | 750.0 | 0.873 | 1077 | 622.2 | 0.830 | | | | | | | | | | | 9 | 692.0 | 0.87 | |
| | *Per Floor A-31* | *750* | | 750.0 | 0.873 | 1077 | 622.2 | 0.830 | | | | *2* | *3* | *2* | *3* | *1* | *0* | *13* | 833.0 | 0.87 | |
| | Total Typical A-31 | | 24 | 18,000.0 | 193.755 | 25848 | 14,933.2 | 199.791 | | | | 48 | 72 | 48 | 72 | 24 | 0 | 264 | 16,646.0 | 0.87 | |
| | MPH | | 1 | 448.1 | 0.631 | 448.1 | 0.0 | 0 | | | | | | | | | | 0 | 0.0 | 0.00 | Amenity |
| | Podium | | 1 | 2,185.3 | 22.469 | 2596 | 1,791.5 | 19.178 | | | | 11 | 4 | 6 | 5 | 1 | 1 | 30 | 1,823.0 | 0.84 | |
| | | | 1 | 2,185.3 | 22.469 | 2596 | 1,791.5 | 19.178 | | | | 11 | 4 | 6 | 5 | 1 | 1 | 30 | 1,823.0 | 0.84 | |
| | | | 1 | 2,219.7 | 22.843 | 2639 | 1,817.7 | 19.568 | | | | 11 | 4 | 6 | 5 | 1 | 1 | 30 | 1,861.2 | 0.84 | |
| | | | 1 | 2,219.7 | 22.843 | 2639 | 1,817.7 | 19.568 | | | | 11 | 4 | 6 | 5 | 1 | 1 | 30 | 1,861.2 | 0.84 | |
| | Ground | | 1 | 2,194.4 | 22.581 | 2609 | 1,796.9 | 19.332 | 1,571.0 | 16.91 | | 1 | | | | | | 1 | 1,571.0 | 0.72 | Hotel |
| | TOTAL | | 32 | 33,020.1 | 340.830 | 44312 | 24,884.4 | 268.791 | 1,571.0 | 16.91 | | 0 | 103 | 93 | 91 | 100 | 31 | 5 | 422 | 26,445.6 | | |
| BUILDING B (Phase 2) | MPH and Amenity | | 1 | 610.9 | 6.578 | 610.9 | 0.0 | 0 | | | | | | | | | | 0 | 0.0 | 0.00 | Amenity |
| | Penthouse Floor 3A | 750 | 1 | 750.0 | 8.073 | 1077 | 622.0 | 6.700 | | | | | | | | | | 9 | 636.0 | 0.85 | |
| | *Per Floor A-30* | *750* | | 750.0 | 8.073 | 1077 | 622.0 | 6.700 | | | | | | *2* | *4* | *4* | *0* | 10 | 836.0 | 0.85 | |
| | Total Typical A-30 | | 28 | 18,500.0 | 199.141 | 26572 | 21,084.0 | 226.942 | | | | | | 56 | 112 | 112 | 0 | 280 | 23,408.0 | 0.88 | |
| | MPH | | 1 | 610.9 | 6.578 | 610.9 | 0.0 | 0 | | | | | | | | | | 0 | 0.0 | 0.00 | Amenity |
| | MPH | | 1 | 466.3 | 5.019 | 466.3 | 0.0 | 0 | | | | | | | | | | 0 | 0.0 | 0.00 | |
| | Penthouse Floor 3A | 750 | 1 | 750.0 | 8.073 | 1077 | 641.2 | 6.903 | | | | | | | | | | 9 | 652.0 | 0.87 | |
| | *Per Floor A-33* | *750* | | 750.0 | 8.073 | 1077 | 641.2 | 6.903 | | | | *2* | *3* | *0* | *4* | *0* | *1* | 10 | 652.0 | 0.87 | |
| | Total Typical A-33 | | 28 | 18,500.0 | 199.141 | 26572 | 18,673.8 | 176.473 | | | | 52 | 76 | 0 | 104 | 0 | 28 | 260 | 18,302.0 | 0.87 | |
| | | | 1 | 610.9 | 6.578 | 610.9 | 587.2 | 5.549 | | | | *2* | *4* | *0* | *4* | *1* | *0* | 11 | 610.0 | 0.85 | |
| | | | 1 | 479.0 | 5.157 | 479.0 | 460.4 | 4.351 | | | | 6 | 6 | 12 | 0 | 1 | 0 | 25 | 2,585.0 | 0.85 | |
| | | | 1 | 2,474.5 | 26.639 | 2474 | 2,210.1 | 41.837 | | | | 6 | 6 | 12 | 0 | 1 | 0 | 25 | 2,585.0 | 0.84 | |
| | | | 1 | 2,501.7 | 27.291 | 2501 | 2,061.5 | 22.190 | | | | 6 | 5 | 16 | 3 | 1 | 2 | 33 | 2,143.0 | 0.85 | |
| | | | 1 | 2,665.8 | 28.810 | 2676 | 2,206.6 | 23.756 | | | | 6 | 5 | 16 | 3 | 1 | 2 | 33 | 2,294.0 | 0.85 | |
| | | | 1 | 2,665.8 | 28.810 | 2676 | 2,206.6 | 23.756 | | | | 6 | 5 | 16 | 3 | 1 | 2 | 33 | 2,294.0 | 0.85 | |
| | Ground | | 1 | 2,660.4 | 28.752 | 2670 | 2,211.1 | 23.800 | 1,568.9 | 16.89 | | | | | | | | | 1,568.9 | | Hotel |
| | TOTAL | | 36 | 60,031.4 | 648.113 | 71,475 | 50,541.8 | 544.227 | 1,568.9 | 16.89 | | 0 | 88 | 170 | 190 | 209 | 10 | 27 | 734 | 47,203.9 | | |
| BUILDING C (Phase 2) | Townhouses | | 3 | 1,062.9 | 11.754 | 844 | 998.3 | 10.748 | 0.0 | | | | | | | | | 7 | 7 | | | |
| | | 3 | 1 | 264.1 | 3.059 | 918 | 259.5 | 2.793 | | | | | | | | | | 3 | 3 | | | |
| | | 3 | 1 | 264.1 | 3.059 | 918 | 259.5 | 2.793 | | | | | | | | | | 3 | 3 | | | |
| | Ground | | 1 | 404.4 | 4.353 | 404 | 371.4 | 3.997 | 0.0 | | | | | | | | | 1 | 1 | | | |
| | TOTAL | | 3 | 1,062.9 | 11.754 | 844 | 998.3 | 10.748 | 0.0 | | | | | | | | | 7 | 7 | | | |
| FLOOR GRADE | P1 | | 1 | 8,482.0 | 91.299 | 8,482.0 | 0.0 | 0 | | | | | | | | | | | | | | |
| | P2 | | 1 | 8,482.0 | 91.299 | 8,482.0 | 0.0 | 0 | | | | | | | | | | | | | | |
| | P3 | | 1 | 8,482.0 | 91.299 | 8,482.0 | | | | | | | | | | | | | | | | |
| | TOTAL | | 3 | 25,446.0 | 273.896 | 25,446 | 0.0 | | | | | | | | | | | | | | | |
| BASE TOTALS | **Phase 1 - Above Grade GBA** | | | **33,020.1** | 355.515 | | 24,884.4 | 268.791 | 1,571.0 | 16.910 | | | | | | | | | | | | |
| | **Phase 2 - Above Grade GBA** | | | **61,124.3** | 657.956 | | 51,540.1 | 554.773 | 1,568.9 | 16.89 | | | | | | | | | | | | |
| | Phase 1 - Below Grade GBA | | | 10,823.1 | 116.490 | | | | | | | | | | | | | | | | | |
| | Phase 2 - Below Grade GBA | | | 14,822.0 | 157.390 | | | | | | | | | | | | | | | | | |
| GBA TOTALS | **GBA (Including Below Grade Parking)** | | | **74,142.2** | 1,015.350 | | | | | | | | | | | | | | | | | |
| | **GBA Including Below Grade Parking** | | | **119,559.1** | 1,287.286 | | **76,224.5** | 820.474 | **3,139.9** | 33.799 | | | | | | | | | | | | |
| | | | | | | | Res GFA | | Non-Res GFA | | | 0 | 191 | 263 | 281 | 330 | 41 | 46 | 1,164 | | | |
| | | | | | | | | | | | | 0.0% | 16.4% | 22.6% | 24.1% | 28.3% | 3.5% | 4.0% | 100% | of Suite Type | | |

| | |
|---|---|
| **Non-Res GFA (RETAIL)** | **3,139.90 sm** |
| **Non-Res GFA (OFFICE)** | **0.00 sm** |
| **Total NON-RES GFA** | **3,139.90 sm** |
| **Total RESIDENTIAL GFA** | **76,224.50 sm** |

| | | | |
|---|---|---|---|
| Site Area (Survey Part 7) | 8,943.0 sm | | |
| Combined RES & NON-RES Gross Floor Area Totals | **79,364.4** sm | | |
| Res and Non-Res Floor Space Index (FSI) | 7.97 | 0.33 | |
| Floor Space Index (FSI) | 7.80 | | |
| Lot Coverage (Ground floor GBA/Site Area) | **5,468.0** sm | **55.0%** Coverage | |

| | | | |
|---|---|---|---|
| Site Area | 8,943.0 sm | Publicly Accessible Landscaped Area | 2,872.3 sm |
| | | Percentage of Site Area | **29%** |

| VEHICULAR PARKING REQUIREMENTS | Parking Requirements | Building A (Phase 1) | | | | Building B (Phase 2) | | | | Building C (Phase 2) | | | | TOTALS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Units | Reduction | Total | x Ratio | Total | Units | Reduction | Total | x Ratio | Total | Units | Reduction | Total | x Ratio | Total | Req'd |
| | **Residential - Occupant** | | | | | | | | | | | | | | | | |
| | Apartment Unit | 423 | 12 | 411 | 0.5 | 206 | 734 | 24 | 710 | 0.5 | 355 | 0 | 0 | 0 | 0.5 | 0 | 561 |
| | Townhouse Unit | 0 | 0 | 0 | 0.75 | 0 | 0 | 0 | 0 | 0.75 | 0 | 7 | 0 | 7 | 0.75 | 5 | 5 |
| | Residential - Occupant Total | | | | | 206 | | | | (12 per tower reduction) | 355 | | | | | | 567 |
| | Visitor (Max 30) | 423 | 12 | 411 | 0.1 | 41 | 734 | 12 | 722 | 0.1 | 72 | 7 | 0 | 7 | 0.1 | 1 | 114 |
| | | | | Max 30 | | 30 | | | Max 30 (per tower) | | 30 | | | | | | 60 |
| | **Non-Residential** | GFA (sm) | | GFA/100 | | | GFA (sm) | | GFA/100 | | | GFA (sm) | | GFA/100 | | | |
| | Retail* (1.25/100sm) | 3,268.8 | | 32.67 | 1.25 | 41 | 1,561.7 | | 15.62 | 1.25 | 12 | 0 | | 0.00 | 1.25 | 0 | 29 |
| | Office (0.1/100sm) | 0 | | 0.00 | 1.0 | 0 | 0 | | 0.00 | 1.0 | 0 | 0 | | 0.00 | 1.0 | 0 | 0 |
| | Restaurant* (5/100sm) | 0 | | 0.00 | 5.0 | 0 | 0 | | 0.00 | 5.0 | 0 | 0 | | 0.00 | 5.0 | 0 | 0 |
| | **TOTAL** | | | | | 72 | | | | | 14 | | | | | 0 | 29 |
| | | | | | | 72 | | | | | 14 | | | | | 0 | 29 |

*Retail parking not req'd for uses <2000sm GFA *Artsspace* excluded

| | Phase 1 | Phase 2 | Full Buildout |
|---|---|---|---|
| Total Visitor, Retail, Office and Restaurant (Shared Parking Reduction Not Applicable) | 45 | 83 | 128 |
| Total Residential | 206 | 355 | 561 |
| Below grade parking reduction (lesser of 10% of required space, or 20 spaces) | -20 | -20 | -40 |
| **REQUIRED PARKING TOTALS** | **231** | **418** | **649** |

| VEHICULAR PARKING LOCATION | Parking Provided & Location | Phase 1 | | | | Phase 2 | | | | Total Provided Both Phases | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Level** | Occupant | Auto Share | Shared Visitor/ Retail | Total | Occupant | Auto Share | Shared Visitor/ Retail | Total | Occupant | Auto Share | Shared Visitor/ Retail | Total | |
| | Surface | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Surface |
| | P1 | 43 | 0 | 45 | 88 | 0 | 0 | 83 | 83 | 43 | 0 | 128 | 171 | P1 |
| | P2 | 121 | 0 | 0 | 121 | 135 | 3 | 0 | 138 | 256 | 3 | 0 | 259 | P2 |
| | P3 | 124 | 0 | 0 | 124 | 140 | 0 | 0 | 140 | 264 | 0 | 0 | 264 | P3 |
| | TOTAL | 288 | 0 | 45 | 333 | 275 | 3 | 83 | 361 | 563 | 3 | 128 | 694 | TOTAL |
| | | *Ratio* | *0.86* | | | *Ratio* | *0.37* | | | *Ratio* | *0.48* | | | |

| | Included in the TOTAL above: | Phase 1 Visitor & Retail | Req'd | Provided | Phase 2 Visitor & Retail | Req'd | Provided | TOTAL |
|---|---|---|---|---|---|---|---|---|
| | Visitor Accessible Parking Spaces (Ottawa) | 45 | 1 | | 83 | 1 | | |
| | Visitor Accessible Parking Spaces (Ontario - Applies to visitor spaces only) *Ontario Design of Public Spaces* | 45 | 2 | | 83 | 3 | | |
| | TOTAL Accessible Parking Spaces Required *Section 4.1.2(2) of Division B of Ontario Building Code* | Visitor Occupant | 2 3 | 2 | Visitor Occupant | 3 3 | 3 | 5 Located on P1<br>6 Located on P2 & P3 |

| BICYCLE PARKING | Provided Spaces | Min. Required | Min. Desired | Horizontal* | Horizontal* | Total |
|---|---|---|---|---|---|---|
| | **Residential Occupant** Ratio | Suite | Suite | Min: | Max: | |
| | Residential (Level) | ENCLOSURE | ENCLOSURE | 0.5 | 0.9 | |
| | Building B (B.Sunit) | 0.5 x 734 | 0.9 x 734 | 367 | 734 | 367 |
| | Building C (No requirement) | 0 x 7 | 0 | 0 | | 0 |
| | | | | 374 | 734 | 374 |
| | | | | 54.9% | 45.1% | 1.0 Ratio |

*Vertical or upper level at a double stacked unit

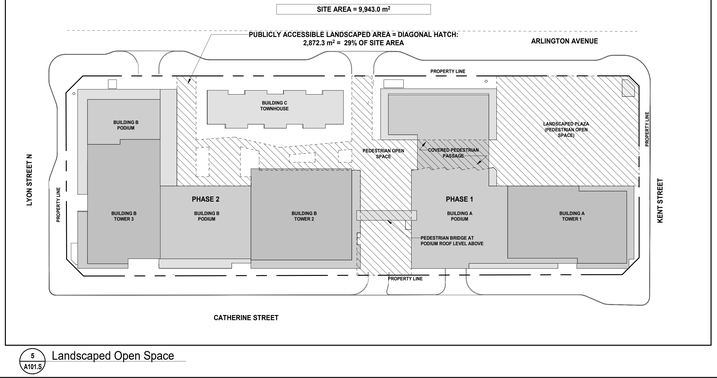
| AMENITY | Amenity 6 sm / suite | Building A (Tower 1) | | | Building B (Towers 2 and 3) | | | Building C (Townhouses) | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Suites | Ratio | Required | Suites | Ratio | Required | Suites | Ratio | Required |
| | Amenity | 423.0 x 6 sm | = | 2,538.0 sm | 734.0 x 6 sm | = | 4,404.0 sm | 7.0 x 6 sm | = | 0.0 sm |
| | **Location** | | | Provided | | | Provided | | | Provided |
| | Indoor Ground Floor | | Per Ward | 8.3 sm | | | 335.7 sm | | | 0.0 sm |
| | Indoor Second Floor | | | 0.0 sm | | | 0.0 sm | | | 0.0 sm |
| | Indoor 7th Floor | | General Amenity | 442.1 sm | | General Amenity | 417.7 sm | | | 0.0 sm |
| | Trip Floor of Town | | | 0.0 sm | | | 267.3 sm | | | 0.0 sm |
| | Outdoor (Ground Floor) | | | 0.0 sm | | | 0.0 sm | | | 0.0 sm |
| | Outdoor (Roof Terrace) | | | 1,539.0 sm | | | 1,189.6 sm | | | 0.0 sm |
| | Private Balconies & Terraces | | | 2,322.1 sm | | | 3,481.0 sm | | | 0.0 sm |
| | Total Amenity | Total Amenity | | **4,296.5** sm | Total Amenity | | **5,691.3** sm | No requirement | | **0.0** sm |

Note: Residential occupant bicycle parking spaces are located indoors in secured bicycle storage rooms on the P1 Level. Retail and visitor bicycle parking spaces are located outdoors around the site.

Total Combined Amenity (All Phases): 9,987.8 sm Provided

| WASTE MANAGEMENT | **Waste Collection Containers** | Building A (Tower 1) | | | Building B (Tower 2) | | | Building B (Tower 3) | | | Building C | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Suites | Ratio | Bins | Suites | Ratio | Bins | Suites | Ratio | Bins | Bins | |
| | Garbage | 0.053 yd³ / suite (compacted) | | | | | | | | | | |
| | Recycling | 0.038 yd³ / suite (FG, Fibre Containers) | | | | | | | | | | |
| | Organic | 0.445 L bins / 50 suites | | | | | | | | | | |
| | **Garbage Room Size (Residential only)** | | | Area Provided | | | Area Provided | | | Area Provided | | |
| | Garbage | 5.0 sm of floor area per bin | | 40 sm | | | 56.7 Garbage Rm | | | 60.3 Garbage Rm | | |
| | Recycling | 5.0 sm of floor area per bin | | 30 sm | | | 56.4 Recycling & Organic Rm | | | 44 s Recycling & Organic Rm | | |
| | Organic | 0.5 sm of floor area per 240 L bin | | 4 sm | | | | | | | | |
| | | Total Area | 78 sm | **117.0** sm | Total Area | 113 sm | | Total Area | 104 sm | **104.0** sm | | |

2 A101.S Project Statistics




5 A101.S Landscaped Open Space

| Date | No. | Description |
|---|---|---|
| REVISION RECORD | | |

| | |
|---|---|
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ISSUE RECORD


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265 CATHERINE STREET, OTTAWA
265 Catherine Street, Ottawa

for
Brigil

DWG:0691 - 007-12-23-0067 SPC / 002-02-23-0042 ZBA / 951-07-23-0008 OPA

21007 As indicated RL RJL
PROJECT SCALE DRAWN REVIEWED

Project Statistics, Context and Phasing Plans, Legends

A101.S


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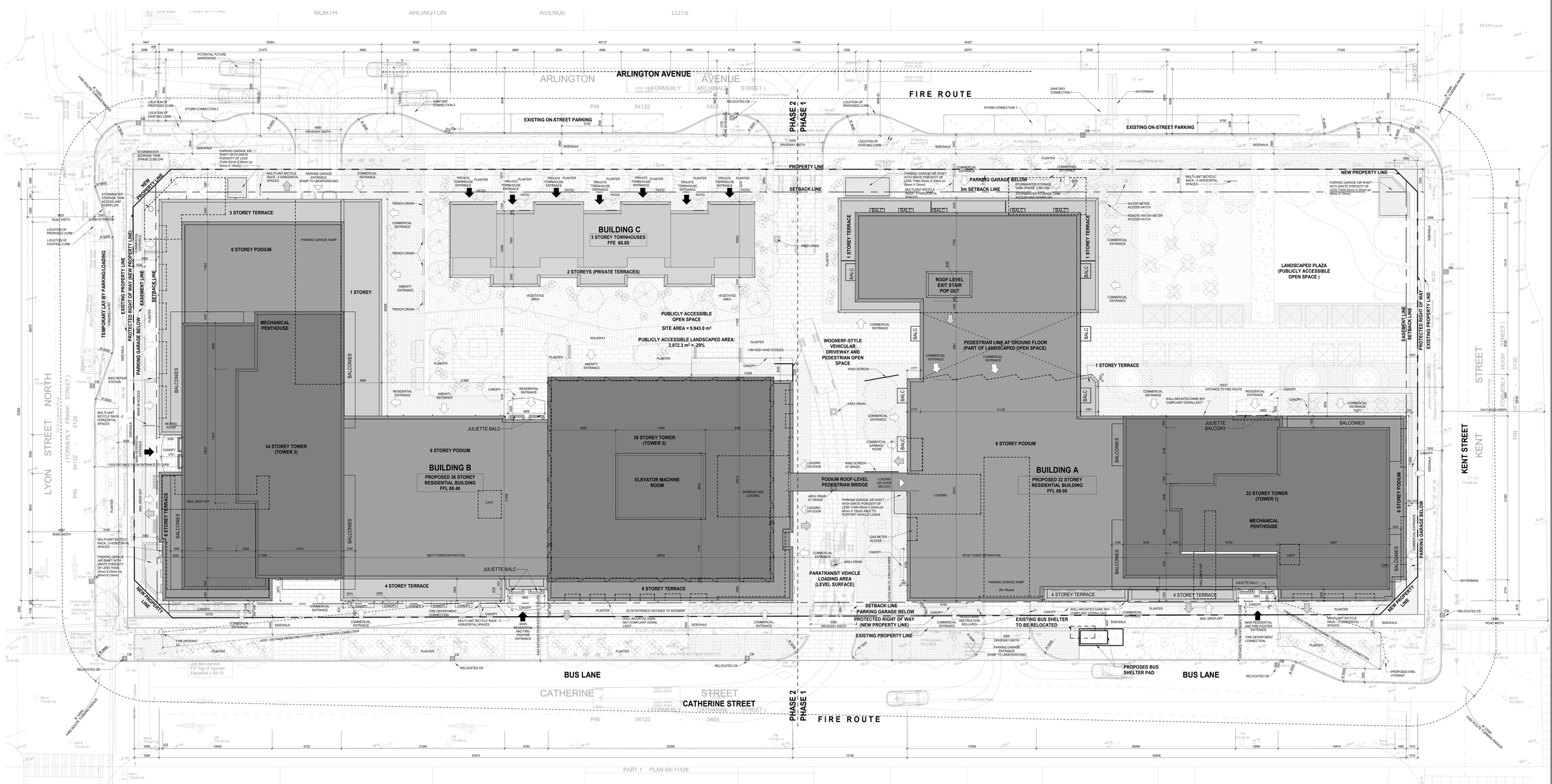


## SITE PLAN LEGEND

- PROPERTY LINE
- LINE OF UNDER GROUND GARAGE BELOW
- MAIN BUILDING ENTRANCE
- SECONDARY ENTRANCE
- EXIT
- VEHICLE / LOADING ENTRANCE / EXIT
- FIRE HYDRANT
- SIAMESE CONNECTION
- MH MANHOLE COVER
- AD AREA DRAIN
- CB CATCH BASIN
- FD FLOOR DRAIN (PARKING SLAB)
- FD FLOOR DRAIN (INTERIOR)
- EXISTING LIGHT
- TYPICAL PARKING SPACE
- TYPICAL B.F. PARKING SPACE
- F.F.E. FINISH FLOOR ELEVATION
- ### ### EXISTING ELEVATION
- ### ### PROPOSED ELEVATION
- 00000 TOP OF ROOF
- BUILDING ENVELOPE
- PUBLICLY ACCESSIBLE OPEN SPACE
- TERRACE PAVERS

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to:
1271870 Canada Inc. ( The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

## Notes & Legend

| Denotes | | |
|---|---|---|
| ---○--- | • | Survey Monument Planted |
| ---■--- | • | Survey Monument Found |
| SIB | • | Standard Iron Bar |
| SSIB | • | Short Standard Iron Bar |
| IB | • | Iron Bar |
| CC | • | Cut Cross |
| Meas. | • | Measured |
| (M1) | • | Monument 1 |
| (AOG) | • | Annis, O'Sullivan, Vollebekk Ltd. |
| (PC) | • | (BSD) Plan, November 14, 1991 |
| (P2) | • | (AOG) Plan, October 20, 1982 |
| (P3) | • | (1976) Plan, July 26, 2001 |
| (P4) | • | Plan 4R-1743 |
| (P5) | • | Registered Plan 30 |
| (P6) | • | (AOG) Plan June 24, 2011 |
| CLF | • | Chain Link Fence |
| CF | • | Precast Concrete Fence |
| O/W | • | Parking Meter |
| ○ UP | • | Utility Pole |
| ○ UP+T | • | Hydro Transformer Mounted on Utility Pole |
| + AN | • | Anchor |
| | • | Deciduous Tree |

| | | |
|---|---|---|
| ○ FH | - | Fire Hydrant |
| ---OHW--- | - | Overhead Wires |
| □ CB | - | Catch Basin |
| □ CBI | - | Catch Basin Inlet |
| ○ MH-ST | - | Maintenance Hole (Storm Sewer) |
| ○ MH-S | - | Maintenance Hole (Sanitary) |
| ○ MH-T | - | Maintenance Hole (Traffic) |
| ○ MH | - | Maintenance Hole (Unidentified) |
| ⊕ VC | - | Valve Chamber (Watermain) |
| HT | - | Hydro Transformer |
| ○ TB | - | Unidentified Terminal Box |
| Ø | - | Diameter |
| 45.67 | - | Location of Elevations |
| ○ ID | - | Top of Concrete Curb / CRW Elevation |
| ℄L | - | Centreline |
| ○ EO | - | Electrical Outlet |
| ○ LS | - | Light Standard |
| ○ GV | - | Gas Valve |
| CRW | - | Concrete Retaining Wal |
| ○ TS | - | Traffic Signal Post |

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original). For bearing comparisons, a rotation of 1°18'00" counter-clockwise was applied to bearings on P1, P5 & P6.

## ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from City of Ottawa Benchmark No. OTT29 having an elevation of 70.558 metres.
2. It is the responsibility of the user of this information to verify that the Job Benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

Road centrelines were approved by the City of Ottawa July 11, 2011.

| Date | No. | Description |
|---|---|---|
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Brigil
DWG:99891 - D07-12-23-0067 SPC / D02-02-23-0042 ZBA / D01-01-23-0008 OPA

| PROJECT | SCALE | DRAWN | REVIEWED |
|---|---|---|---|
| 21007 | 1:150 | RL | RJL |

Site Plan

A102.S

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1 / A102.S Site Plan


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PHASE 2
PHASE 1

PROPERTY LINE

AIR INTAKE SHAFT
6.7 m²

STORAGE

AIR INTAKE SHAFT
17.4 m²

AIR EXHAUST SHAFT
24.4 m²

CEILING-MOUNTED CONVEX MIRROR

FUTURE PHASE 2 OPENING

VEST
MEASURE "N"

EXIT

STAIR H

UNEXCAVATED

STORAGE LOCKER ROOM

PEDESTRIAN WALKWAY

RAMP UP TO P2

PHASE 2 P3 LEVEL PARKING

ELEVATOR

LOBBY (TOWER 3)

STAIR F

STORAGE LOCKER ROOM

VEST
MEASURE "N"

ELEVATOR

TOWER 2 LOBBY

EXIT

STAIR E

ELEV PIT

AIR INTAKE SHAFT
9.1 m²

RAMP UP TO P2

STORAGE LOCKER ROOM

PHASE 1 P3 LEVEL PARKING

VEST
MEASURE "N"

EXIT EXTENSION

STAIR B

ELEVATOR

TOWER 1 LOBBY

STAIR A

STORAGE

EXIT

STORAGE LOCKER ROOM

AIR EXHAUST SHAFT
16.6 m²

1 A451.S

1 A453.S

2 A452.S

3 A453.S

2 A451.S

1 A103.S P3 Level

**PARKING NOTES:**

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED)
   - 2600mm WIDE X 5200mm LONG
   - 3900mm WIDE X 5200mm LONG (ACCESSIBLE)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

**PARKING LEGEND:**

- A — AUTO SHARE PARKING SPACE
- R — RESIDENTIAL OCCUPANT PARKING SPACE
- V — SHARED VISITOR/COMMERCIAL PARKING SPACE
- BIKE PARKING (HORIZONTAL)
- BIKE PARKING (VERTICAL)
- BIKE PARKING (STACKED)
- CONVEX MIRROR
- ELECTRIC VEHICLE
- AD, FD, CB — DRAINS: AREA DRAIN, FLOOR DRAIN, CATCH BASIN
- PAINTED LINES
- FIRE-RATED BULKHEAD

VEHICLE PARKING SPACES:

TYPICAL 2600 × 5200 · SMALL CAR 2400 × 4600 · ACCESSIBLE (OTTAWA) 3300 × 5200 / 2400 × 5200

DESIGN OF PUBLIC SPACES - ACCESSIBLE VISITOR - TYPE A · DESIGN OF PUBLIC SPACES - ACCESSIBLE VISITOR - TYPE B

| Date | No. | Description |
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Brigil

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21007 1:150 RL RJL
PROJECT SCALE DRAWN REVIEWED

P3 Underground Floor Plan

# A103.S


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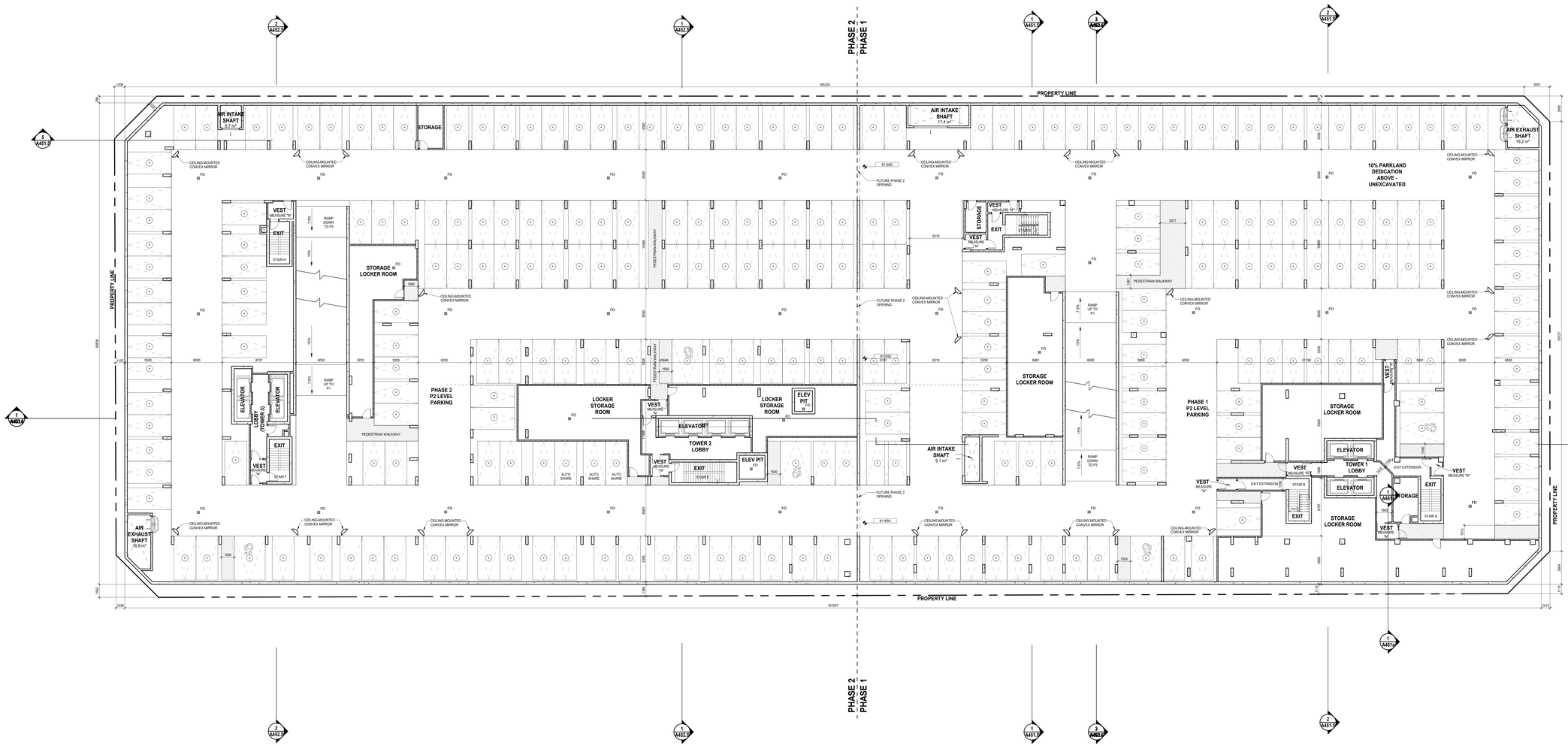


P2 Level

**PARKING NOTES:**

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED)
   - 2600mm WIDE X 5200mm LONG
   - 3900mm WIDE X 5200mm LONG (ACCESSIBLE)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

**PARKING LEGEND:**

- A — AUTO SHARE PARKING SPACE
- R — RESIDENTIAL OCCUPANT PARKING SPACE
- V — SHARED VISITOR/COMMERCIAL PARKING SPACE
- BIKE PARKING (HORIZONTAL)
- BIKE PARKING (VERTICAL)
- BIKE PARKING (STACKED)
- CONVEX MIRROR
- ELECTRIC VEHICLE
- AD, FD, CB — DRAINS: AREA DRAIN, FLOOR DRAIN, CATCH BASIN
- PAINTED LINES
- FIRE-RATED BULKHEAD

VEHICLE PARKING SPACES:

TYPICAL 2600 × 5200 | SMALL CAR 2400 × 4600 | ACCESSIBLE (OTTAWA) 3300 × 5200 | DESIGN OF PUBLIC SPACES - ACCESSIBLE VISITOR - TYPE A 3400 × 5200 | DESIGN OF PUBLIC SPACES - ACCESSIBLE VISITOR - TYPE B 3400 × 5200

| Date | No. | Description |
|---|---|---|

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for
Brigil

DWG 00681 - D07-12-23-0067 SPC / D02-02-23-0042 ZBA / D01-01-23-0008 OPA

21007 | As indicated | RL | RJL
PROJECT | SCALE | DRAWN | REVIEWED

P2 Underground Floor Plan

# A104.S


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PHASE 2
PHASE 1

PROPERTY LINE

STORMWATER STORAGE TANK No.2 (PHASE 2) 389 m³ MIN VOLUME = 350 m³

AIR INTAKE SHAFT 5.7 m²

AIR INTAKE SHAFT 17.4 m²

STORMWATER STORAGE TANK No.1 (PHASE 1) MIN VOLUME = 160 m³

INCOMING WATER ROOM No.1 PHASE 1 & 2

AIR EXHAUST SHAFT 20.5 m²

AIR EXHAUST SHAFT 18.5 m²

INCOMING WATER ROOM No.2

PHASE 1 P1 LEVEL PARKING

PHASE 2 P1 LEVEL PARKING

STORAGE

GARBAGE RM (TOWER 3) 63.0 m²

RECYC./ ORGANIC DROP-OFF (TOWER 3) 44.3 m²

ELEVATOR LOBBY (TOWER 3)

421 RESIDENT BICYCLE SPACES 113 STACKED (226 SPACES) , 173 HORIZONTAL AND 22 VERTICAL

214 RESIDENT BICYCLE SPACES 137 STACKED (274 SPACES) AND 40 VERTICAL SPACES

RECYCLING/ ORGANIC DROP-OFF (TOWER 2) 53.9 m²

GARBAGE RM (TOWER 2) 54.8 m²

ELEC RM (TOWER 2)

ELEVATOR LOBBY (TOWER 2)

SOLID WASTE TRANSFER ROOM 44.2 m²

BICYCLE & RETAIL LOBBY

PAY STATION

ELEC ROOM (TOWER 3) 33.1 m²

BLDG A BICYCLE STORAGE ROOM 110 RESIDENT BICYCLE SPACES 55 STACKED HORIZONTAL

154 RESIDENT BICYCLE SPACES 92 STACKED (184 TOTAL)

BLDG A BICYCLE RM

MOVING CORRIDOR

RECYCLING/ ORGANIC DROP-OFF (TOWER 1) 58.6 m²

GARBAGE RM (TOWER 1) 84.7 m²

COMM RM (PHASE 1 & 2)

BLDG A BICYCLE ROOM

129 RESIDENT BICYCLE SPACES 63 STACKED (126 TOTAL) 3 HORIZONTAL

BULKWASTE STORAGE 41.1 m²

(MIN 2150mm CLEAR HEIGHT CORRIDOR / 1840mm WIDE)

HYDRO VAULT AIR EXHAUST RM

HYDRO VAULT (MIN 3000mm CLEAR HEIGHT)

ELEC RM (TOWER 1) 30.3 m²

HYDRO VAULT AIR INTAKE RM

P1 LEVEL PARKING

VISITOR/RETAIL PARKING

OCCUPANT PARKING

VISITOR TURNAROUND

PARKING CONTROL GATE/ARM

WASTE BINS CARTED TO/FROM GROUND FLOOR STAGING AND COLLECTION AREA

OUTLINE OF TOWNHOUSES ABOVE

OUTLINE OF BUILDING A ABOVE

OUTLINE OF BUILDING B ABOVE

FUTURE PHASE 2 OPENING

FUTURE PHASE 1 OPENING

BEAM ABOVE

RAMP UP TO GROUND FLOOR

RAMP DOWN TO P2

RAMP FROM GROUND FLOOR

TRENCH DRAIN

PEDESTRIAN WALKWAY

STORM CONNECTION 1

STORM CONNECTION 2

SANITARY CONNECTION 1

SANITARY CONNECTION 2

STORM SERVICE 1 INVERT = 69.87

STORM SERVICE 2 INVERT = 65.08

WATERMAIN

CISTERN OVERFLOW AND ACCESS HATCH C/W LADDER

WATER METER ACCESS HATCH

REMOTE WATER METER ACCESS HATCH

MAIN SHUTOFF AND WATER METER

CEILING-MOUNTED CONVEX MIRROR

CEILING OH DOOR

NON-FREEZE HOSE BIB

GARBAGE CHUTE AND COMPACTOR

3m HIGH CLEARANCE ZONE

3yd³ GARBAGE BIN

3yd³ RECYCLING BIN

2400L ORGANIC BIN

EXIT STAIR F

EXIT STAIR E

EXIT STAIR G

EXIT STAIR B

EXIT STAIR A

VEST MEASURE "A"

VEST MEASURE "B"

VEST MEASURE "C"

VEST MEASURE "D"

VEST MEASURE "E"

VEST MEASURE "F"

VEST MEASURE "G"

VEST MEASURE "H"

ELEVATOR

ELEVATOR LOBBY

MOVING ELEVATOR

ELEV CONTROL ROOM

EXIT STAIR EXTENSION

FIRE EXTENSION

FH

0+000

0+020

**PARKING NOTES:**

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
   - 2600mm WIDE X 5200mm LONG
   - 3900mm WIDE X 5200mm LONG (ACCESSIBLE)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.

**PARKING LEGEND:**

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- BIKE PARKING (VERTICAL)
- BIKE PARKING (STACKED)
- CONVEX MIRROR
- ELECTRIC VEHICLE
- AD. FD. CB — DRAINS: AREA DRAIN, FLOOR DRAIN, CATCH BASIN
- PAINTED LINES
- FIRE-RATED BULKHEAD

VEHICLE PARKING SPACES: TYPICAL, SMALL CAR, ACCESSIBLE (OTTAWA)

DESIGN OF PUBLIC SPACES - ACCESSIBLE VISITOR - TYPE A

DESIGN OF PUBLIC SPACES - ACCESSIBLE VISITOR - TYPE B

| Date | No. | Description |
|---|---|---|

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21007 | As indicated | RL | RJL
PROJECT | SCALE | DRAWN | REVIEWED

P1 Underground Floor Plan

A105.S


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1 P1 Level
A105.S SCALE: 1 : 150


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2025-05-16 2:32:21 PM

ARLINGTON AVENUE (FORMERLY ARCHIBALD STREET)

KENT STREET (FORMERLY HUGH STREET)

CATHERINE STREET (FORMERLY CATHARINE STREET)

LYON STREET (FORMERLY FRANK STREET)

PHASE 2
PHASE 1

PROPERTY LINE

NEW PROPERTY LINE

EXISTING PROPERTY LINE

SETBACK LINE

3m SETBACK LINE

EASEMENT LINE

PROTECTED RIGHT OF WAY

PARKING GARAGE BELOW

PUBLICLY ACCESSIBLE OPEN SPACE

SITE AREA = 9,943.0 m²

PUBLICLY ACCESSIBLE LANDSCAPED AREA: 2,872.3 m² - 29%

LANDSCAPED PLAZA (PUBLICLY ACCESSIBLE OPEN SPACE)

WOONERF-STYLE VEHICULAR DRIVEWAY AND PEDESTRIAN OPEN SPACE

PARATRANSIT VEHICLE LOADING AREA (LEVEL SURFACE)

EXISTING BUS SHELTER TO BE RELOCATED

PROPOSED BUS SHELTER PAD

BUS LANE

EXISTING ON-STREET PARKING

RETAIL 442.3 m²

RETAIL 41.1 m²

RETAIL 403.6 m²

RETAIL 275.8 m²

RETAIL 402.4 m²

RETAIL 110.4 m²

RETAIL 726.5 m²

RETAIL 152.9 m²

RETAIL 121.2 m²

AMENITY 76.4 m²

AMENITY 240.7 m²

38 TOWNHOUSE SUITE

PARKING RAMP

LOBBY LOUNGE

MANAGEMENT OFFICE

CORRIDOR

LOBBY

VEST

MOVING ROOM

PARCEL RM

MAIL PICK-UP

MAIL DROP-OFF

CACF

CONCIERGE

WOMEN

MEN

WASHROOM

STORAGE ROOM

RETAIL SOLID WASTE STORAGE ROOM

RESIDENTIAL MOVING ROOM TRANSFER

RESIDENTIAL SOLID WASTE STAGING AND MOVING LOADING

PUBLICLY ACCESSIBLE WASHROOMS

MAIL ROOM

PARCEL ROOM

GARBAGE CHUTE BYPASS

BOUNDARY BETWEEN RETAIL AND LOBBY

PET WASH (AMENITY)

BICYCLE & RETAIL LOBBY

ELEVATOR

STAIR A

STAIR B

EXIT

LOT 28 · LOT 27 · LOT 26 · LOT 25 · LOT 24 · LOT 23 · LOT 22 · LOT 13

PLAN 4R-1742 PART 5

SOUTH CATHERINE STREET LOTS

PLAN 4R - 945

PART 1 PLAN 5R-11428

PART 2 PLAN 4R-1742

PART 6 PLAN 4R-1742

1 Ground Floor Plan
A200.S

| Date | No. | Description |
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21007 1 : 150 GZ RJL
PROJECT SCALE DRAWN REVIEWED

Ground Floor Plan

A200.S

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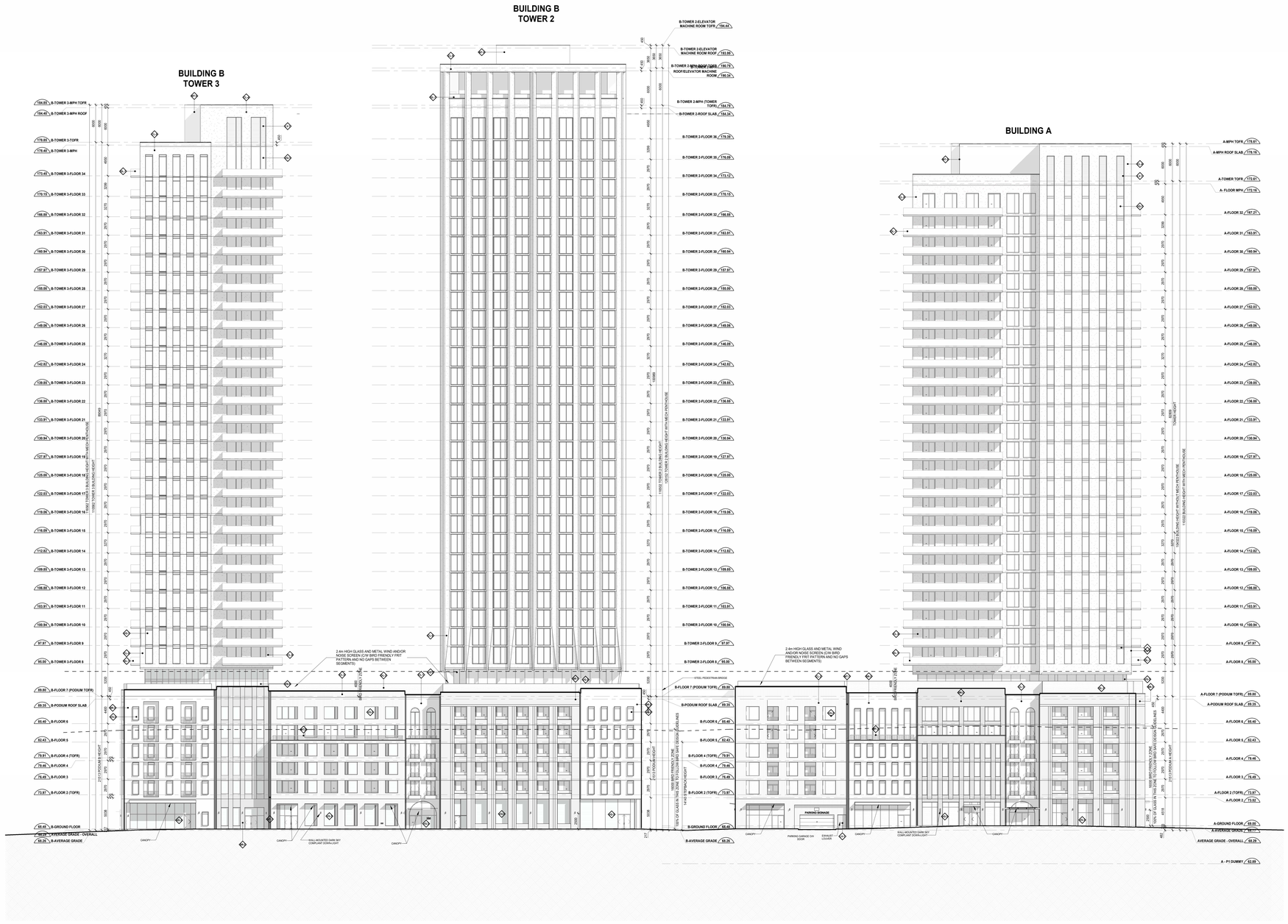


1 / A401.S South Elevation

**LEGEND:**

| | |
|---|---|
| BR-1 | BRICK - COLOUR 1 |
| BR-2 | BRICK - COLOUR 2 |
| BR-3 | BRICK - COLOUR 3 |
| BR-4 | BRICK - COLOUR 4 |
| CL-1 | CLADDING 1 - TAN |
| CL-2 | CLADDING 2 - TEXTURED WHITE 1 |
| CL-3 | CLADDING 3 - TEXTURED WHITE 2 |
| CL-4 | CLADDING 4 - WHITE |
| CL-5 | CLADDING 2 - BLACK |
| CL-6 | CLADDING 3 - OFF-WHITE |
| CL-7 | CLADDING 3 - GREY |
| MT-1 | PLATE ALUM CLADDING SYSTEM - COLOUR 1 |
| MT-2 | BALCONY AND TERRACE RAILING HANDRAILS AND PRIVACY SCREEN SUPPORT POSTS, HANDRAILS AND |
| MT-3 | PLATE ALUM CLADDING SYSTEM - COLOUR 2 |
| MT-4 | METAL FLASHING AND PARAPET CAP FLASHING |
| MT-5 | SHEET STEEL CLADDING SYSTEM |
| WN-1 | WINDOW SYSTEM METAL SPANDREL PROJECTING PANEL |
| WN-2 | WINDOW SYSTEM METAL SPANDREL FLUSH PANEL |
| WN-3 | WINDOW SYSTEM METAL SPANDREL RECESSED PANEL |
| WN-4 | RESIDENTIAL VISION GLASS - IGU |
| WN-5 | RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN |
| WN-6 | RETAIL VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN |
| GL-1 | RAILING GLASS |
| GL-2 | RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN |
| GL-3 | PRIVACY SCREEN GLASS |
| LV-1 | RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE |
| LV-2 | ARCHITECTURAL LOUVRE |

| Date | No. | Description |
|---|---|---|

REVISION RECORD

| | |
|---|---|
| 2025-05-16 | Site Plan Approval (Resubmission) |
| 2024-09-16 | Site Plan Approval (Resubmission) |
| 2024-03-15 | Zoning By-Law Amendment & Site Plan Approval (Resubmission) |
| 2023-05-15 | Zoning By-Law Amendment & Site Plan Approval |

ISSUE RECORD


BDP. Quadrangle

Quadrangle Architects Limited
The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON M5V 0S8
t 416 598 1240 www.bdpquadrangle.com


265 CATHERINE STREET, OTTAWA
265 Catherine Street, Ottawa

for
Brigil

DWG/18991 - DOT-12-23-0067 SPC / D02-02-23-0042 ZBA / D01-01-23-0008 OPA

21007 1:200 GZ RJL
PROJECT SCALE DRAWN REVIEWED

South Elevation

A401.S


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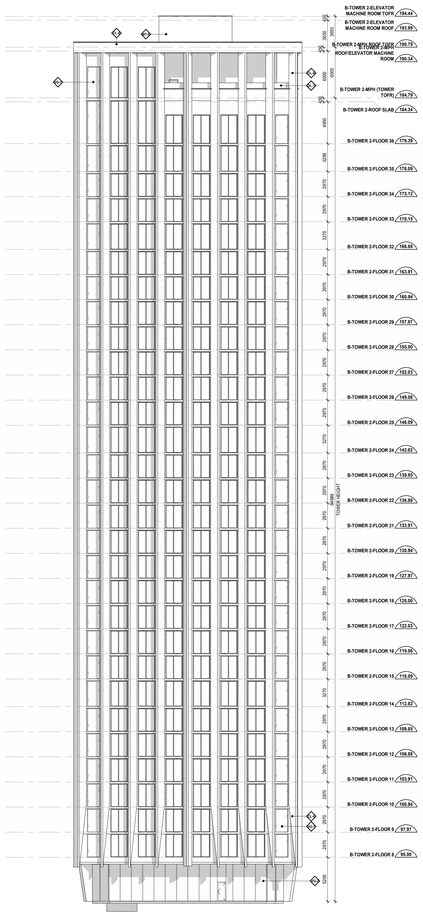
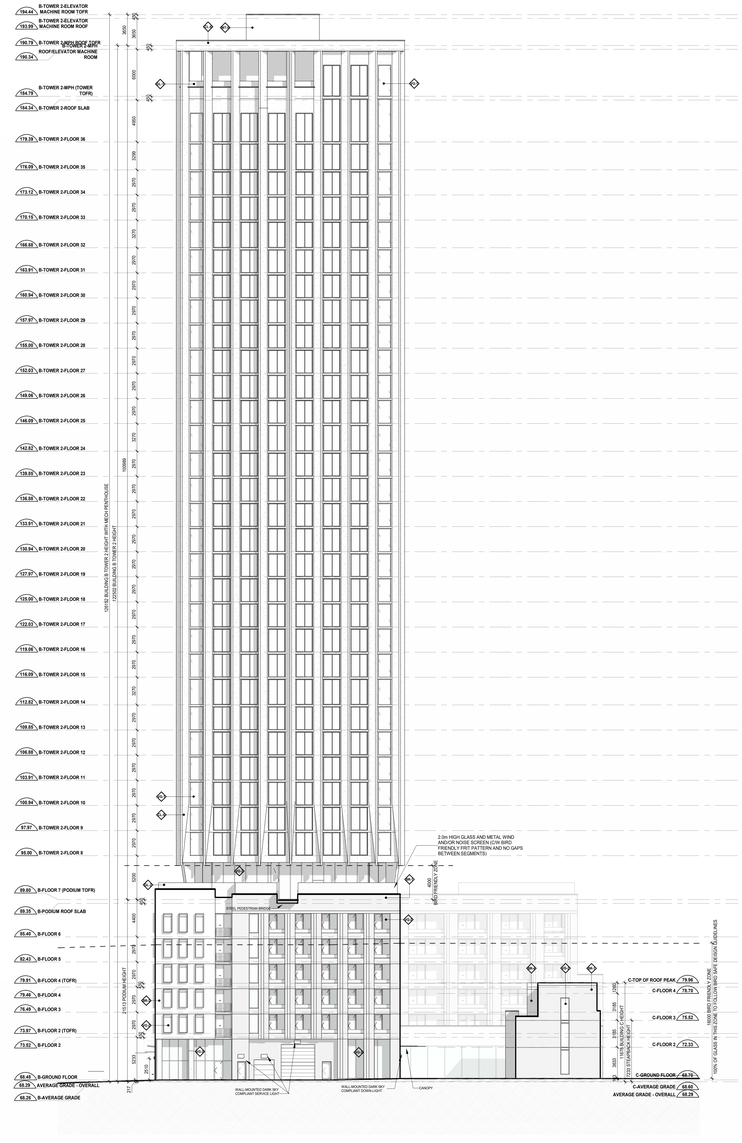
C:\Users\RLABADIA\Documents\BDP4_EXT_21007_265 Catherine St_R23S_RJLABADIA.rvt


2025-05-16 3:24:39 PM




1 A402.S Tower 2 - West Elevation




2 A402.S Building B - East Elevaiton

**LEGEND:**

| | |
|---|---|
| BR-1 | BRICK - COLOUR 1 |
| BR-2 | BRICK - COLOUR 2 |
| BR-3 | BRICK - COLOUR 3 |
| BR-4 | BRICK - COLOUR 4 |
| CL-1 | CLADDING 1 - TAN |
| CL-2 | CLADDING 2 - TEXTURED WHITE 1 |
| CL-3 | CLADDING 3 - TEXTURED WHITE 2 |
| CL-4 | CLADDING 4 - WHITE |
| CL-5 | CLADDING 2 - BLACK |
| CL-6 | CLADDING 3 - OFF-WHITE |
| CL-7 | CLADDING 3 - GREY |
| MP-1 | PLATE ALUM CLADDING SYSTEM - COLOUR 1 |
| MP-2 | BALCONY AND TERRACE RAILING HANDRAILS AND PRIVACY SCREEN SUPPORT POSTS, HANDRAILS AND |
| MP-3 | PLATE ALUM CLADDING SYSTEM - COLOUR 2 |
| MP-4 | METAL FLASHING AND PARAPET CAP FLASHING |
| MP-5 | SHEET STEEL CLADDING SYSTEM |
| WG-1 | WINDOW SYSTEM METAL SPANDREL PROJECTING PANEL |
| WG-2 | WINDOW SYSTEM METAL SPANDREL FLUSH PANEL |
| WG-3 | WINDOW SYSTEM METAL SPANDREL RECESSED PANEL |
| VG-1 | RESIDENTIAL VISION GLASS - IGU |
| VG-2 | RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN |
| VG-3 | RETAIL VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN |
| GL-1 | RAILING GLASS |
| GL-2 | RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN |
| GL-3 | PRIVACY SCREEN GLASS |
| LV-1 | RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE |
| LV-2 | ARCHITECTURAL LOUVRE |

| Date | No. | Description |
|---|---|---|
| REVISION RECORD | | |

| | | |
|---|---|---|
| 2025-05-16 | | Site Plan Approval (Resubmission) |
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| 2024-03-15 | | Zoning By-Law Amendment & Site Plan Approval (Resubmission) |
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265 CATHERINE STREET, OTTAWA
265 Catherine Street, Ottawa

for
Brigil

DWD18991 - D07-12-23-0067 SPC / D02-02-23-0042 ZBA / D01-01-23-0006 OPA

21007 1:200 GZ RJL
PROJECT SCALE DRAWN REVIEWED

Building B Elevations

A402.S


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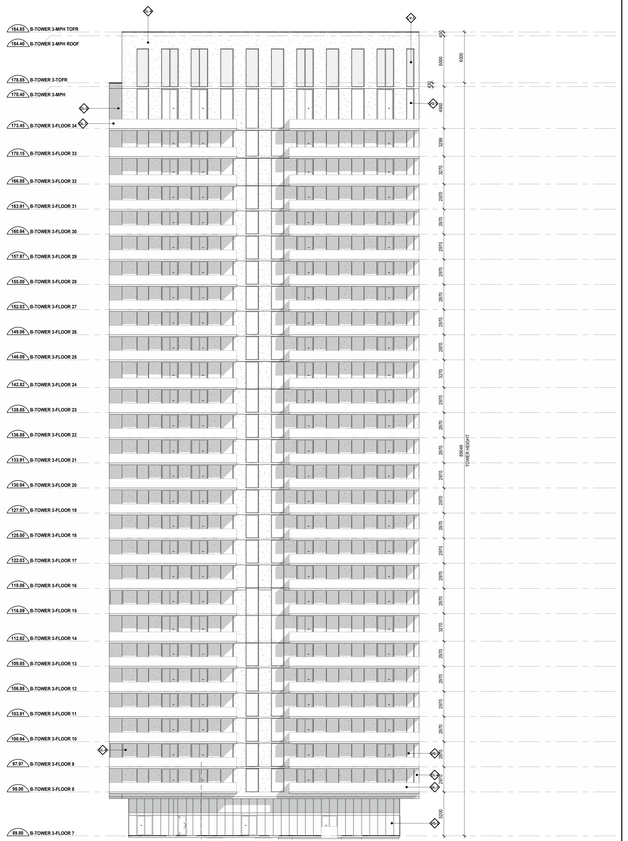
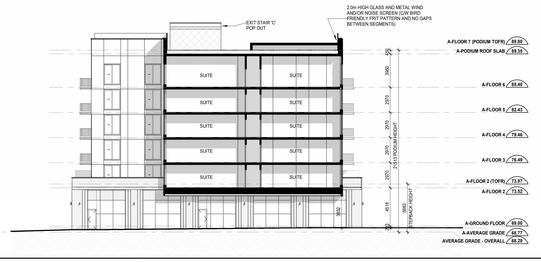
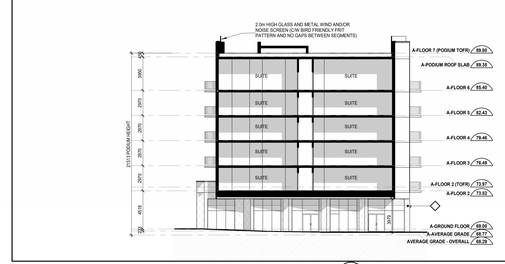
2025-06-16 2:25:38 PM


C:\Users\BLAZAN\Documents\BDP\Q_SITE_21007 - 265 Catherine St_R23S3_FLAT23.rvt

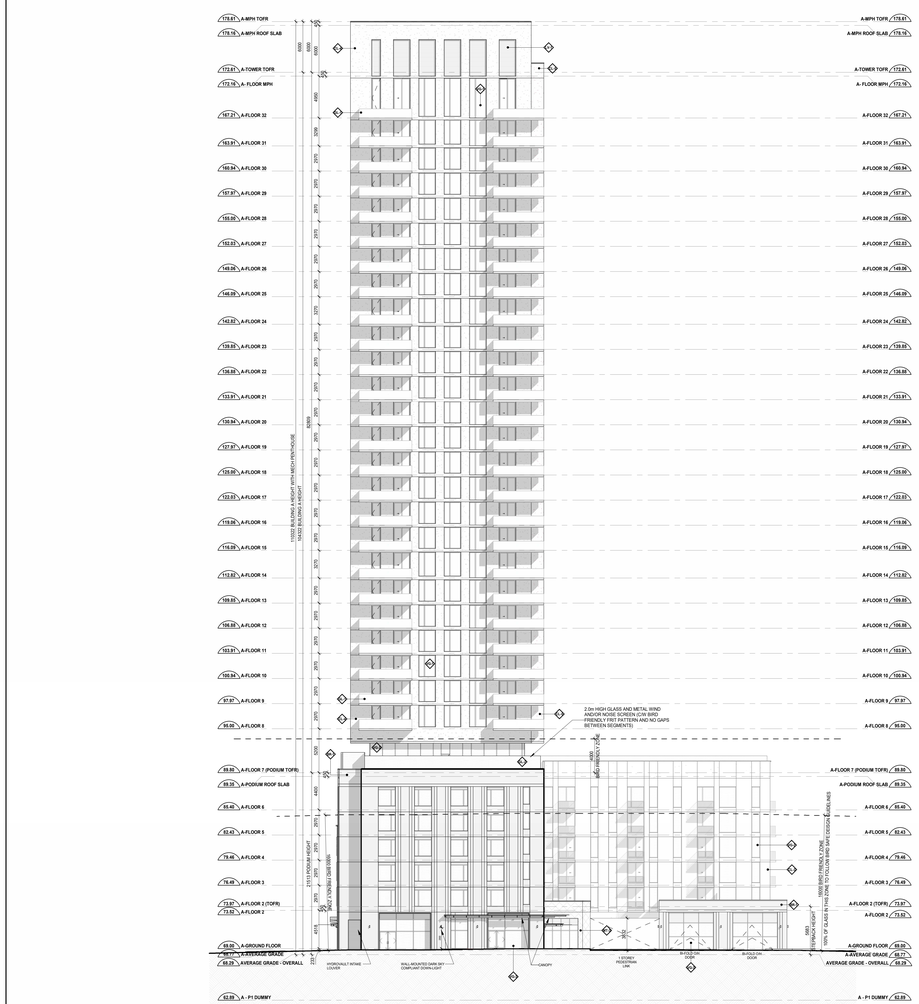

154.92 B-TOWER 3-MPH TOFR
154.40 B-TOWER 3-MPH ROOF
173.92 B-TOWER 3-TOFR
173.40 B-TOWER 3-MPH
172.40 B-TOWER 3-FLOOR 34
170.15 B-TOWER 3-FLOOR 33
166.88 B-TOWER 3-FLOOR 32
163.61 B-TOWER 3-FLOOR 31
160.34 B-TOWER 3-FLOOR 30
157.07 B-TOWER 3-FLOOR 29
153.80 B-TOWER 3-FLOOR 28
150.53 B-TOWER 3-FLOOR 27
146.88 B-TOWER 3-FLOOR 26
143.88 B-TOWER 3-FLOOR 25
142.62 B-TOWER 3-FLOOR 24
139.88 B-TOWER 3-FLOOR 23
136.88 B-TOWER 3-FLOOR 22
133.61 B-TOWER 3-FLOOR 21
130.34 B-TOWER 3-FLOOR 20
127.07 B-TOWER 3-FLOOR 19
123.80 B-TOWER 3-FLOOR 18
120.53 B-TOWER 3-FLOOR 17
116.88 B-TOWER 3-FLOOR 16
113.88 B-TOWER 3-FLOOR 15
112.62 B-TOWER 3-FLOOR 14
109.88 B-TOWER 3-FLOOR 13
106.88 B-TOWER 3-FLOOR 12
103.61 B-TOWER 3-FLOOR 11
100.34 B-TOWER 3-FLOOR 10
97.07 B-TOWER 3-FLOOR 9
93.80 B-TOWER 3-FLOOR 8
89.92 B-TOWER 3-FLOOR 7
6000
4480
3206
3270
3270
3270




3 A404.S Building A - Pedestrian Passage - South Elevation




4 A404.S Building A - Pedestrian Passage - North Elevation

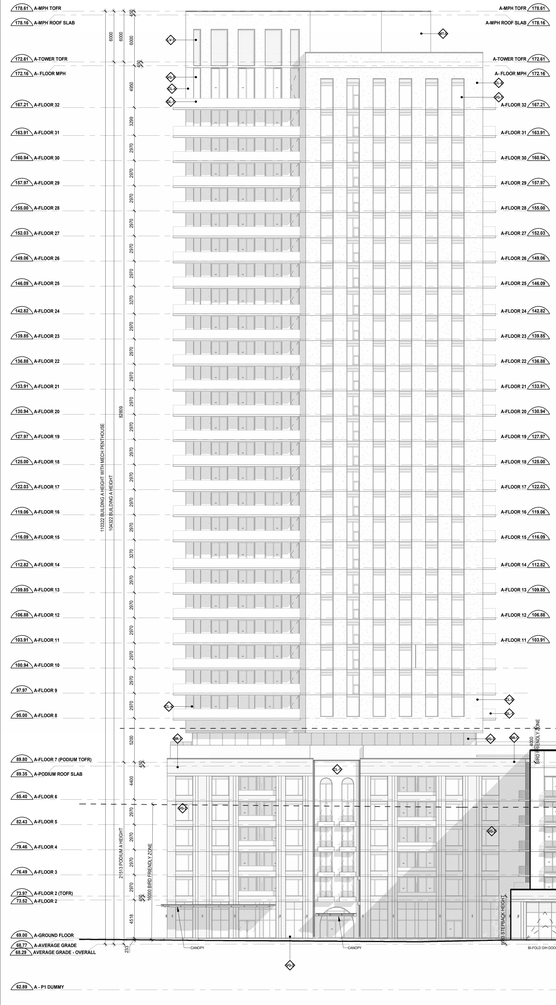

A-MPH TOFR 178.61
A-MPH ROOF SLAB 178.10
A-TOWER TOFR 172.61
A- FLOOR MPH 172.10
A-FLOOR 32 167.21
A-FLOOR 31 163.91
A-FLOOR 30 160.84
A-FLOOR 29 157.87
A-FLOOR 28 155.00
A-FLOOR 27 152.03
A-FLOOR 26 149.06
A-FLOOR 25 146.09
A-FLOOR 24 143.02
A-FLOOR 23 139.93
A-FLOOR 22 136.88
A-FLOOR 21 133.91
A-FLOOR 20 130.94
A-FLOOR 19 127.97
A-FLOOR 18 125.00
A-FLOOR 17 122.03
A-FLOOR 16 119.08
A-FLOOR 15 116.09
A-FLOOR 14 113.02
A-FLOOR 13 109.93
A-FLOOR 12 106.88
A-FLOOR 11 103.91
A-FLOOR 10 100.94
A-FLOOR 9 97.97
A-FLOOR 8 95.00
A-FLOOR 7 (PODIUM TOFR) 89.85
A-PODIUM ROOF SLAB 89.35
A-FLOOR 6 85.40
A-FLOOR 5 82.43
A-FLOOR 4 79.48
A-FLOOR 3 76.48
A-FLOOR 2 (TOFR) 73.67
A-FLOOR 2 73.62
A-GROUND FLOOR 69.00
A-AVERAGE GRADE 68.77
AVERAGE GRADE - OVERALL 69.29
A - P1 DUMMY 62.89
2.0m HIGH GLASS AND METAL WIND AND/OR NOISE SCREEN (C/W BIRD FRIENDLY FRIT PATTERN AND NO GAPS BETWEEN SEGMENTS)
EXIT STAIR 'C' POP OUT
STEEL PEDESTRIAN BRIDGE
6000
6000
4480
3048
2970
2970
2970

3 / A405.S Townhouses - South Elevation

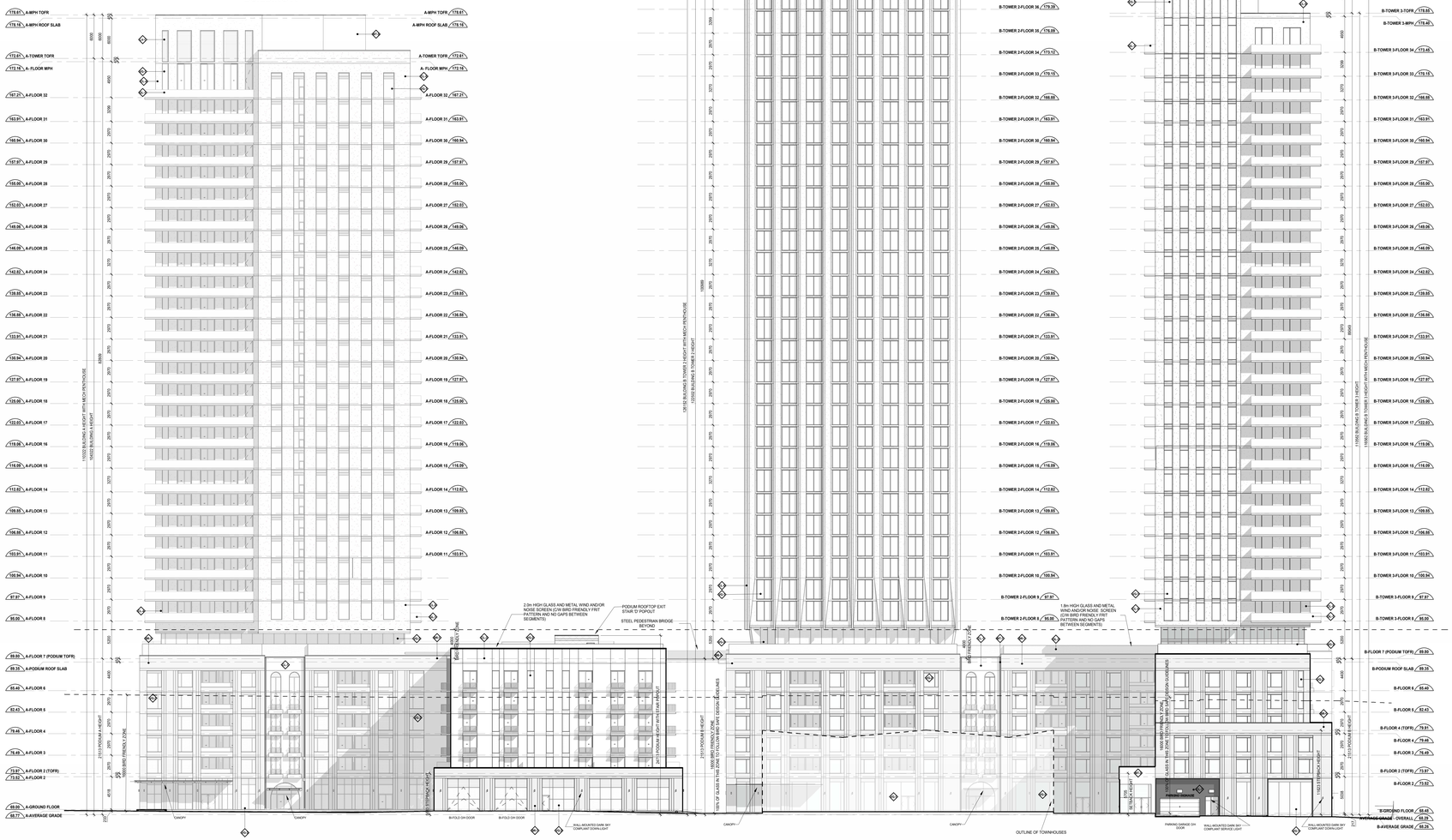



2 / A405.S Townhouses - West Elevation

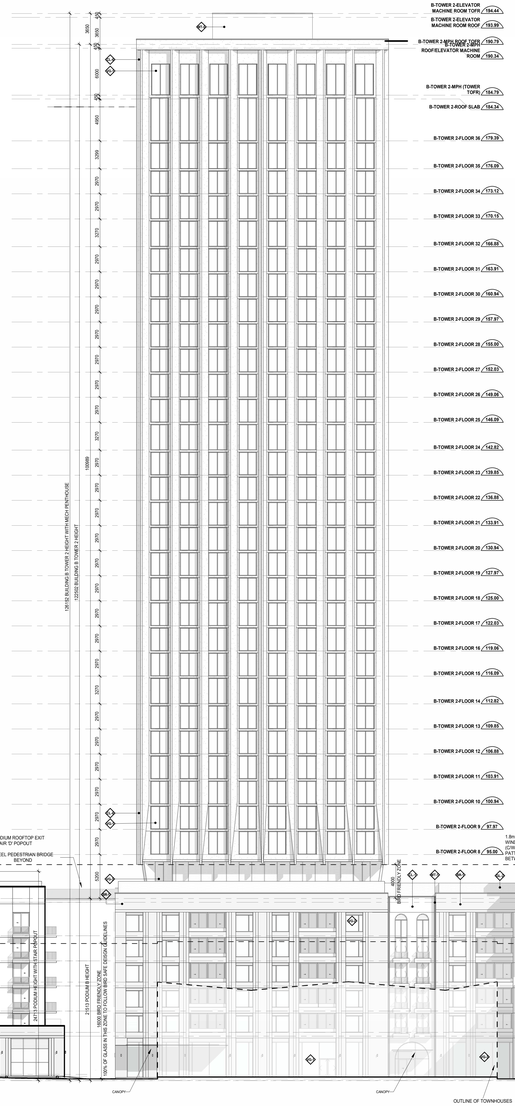
## BUILDING A


A-MPH TOFR 178.61
A-MPH ROOF SLAB 178.15
A-TOWER TOFR 172.61
A- FLOOR MPH 172.15
A-FLOOR 32 167.21
A-FLOOR 31 163.91
A-FLOOR 30 160.94
A-FLOOR 29 157.97
A-FLOOR 28 155.00
A-FLOOR 27 152.03
A-FLOOR 26 149.06
A-FLOOR 25 146.09
A-FLOOR 24 142.82
A-FLOOR 23 139.85
A-FLOOR 22 136.88
A-FLOOR 21 133.91
A-FLOOR 20 130.94
A-FLOOR 19 127.97
A-FLOOR 18 125.00
A-FLOOR 17 122.03
A-FLOOR 16 119.06
A-FLOOR 15 116.09
A-FLOOR 14 112.82
A-FLOOR 13 109.85
A-FLOOR 12 106.88
A-FLOOR 11 103.91
A-FLOOR 10 100.94
A-FLOOR 9 97.97
A-FLOOR 8 95.00
A-FLOOR 7 (PODIUM TOFR) 89.60
A-PODIUM ROOF SLAB 89.20
A-FLOOR 6 85.40
A-FLOOR 5 82.43
A-FLOOR 4 78.48
A-FLOOR 3 74.49
A-FLOOR 2 (TOFR) 73.67
A-FLOOR 2 73.52
A-GROUND FLOOR 69.82
A-AVERAGE GRADE 69.82
AVERAGE GRADE - OVERALL 69.29
A - P1 DUMMY 62.59
11000 BUILDING A HEIGHT WITH MECH PENTHOUSE
10420 BUILDING A HEIGHT
6000
6000
4560
3306
2970
2970
2970

## BUILDING A




## BUILDING B TOWER 2




## BUILDING B TOWER 3




**LEGEND:**

| | |
|---|---|
| BR-1 | BRICK - COLOUR 1 |
| BR-2 | BRICK - COLOUR 2 |
| BR-3 | BRICK - COLOUR 3 |
| BR-4 | BRICK - COLOUR 4 |
| CL-1 | CLADDING 1 - TAN |
| CL-2 | CLADDING 2 - TEXTURED WHITE 1 |
| CL-3 | CLADDING 3 - TEXTURED WHITE 2 |
| CL-4 | CLADDING 4 - WHITE |
| CL-5 | CLADDING 2 - BLACK |
| CL-6 | CLADDING 3 - OFF-WHITE |
| CL-7 | CLADDING 3 - GREY |
| MP-1 | PLATE ALUM CLADDING SYSTEM - COLOUR 1 |
| MP-2 | BALCONY AND TERRACE RAILING HANDRAILS AND PRIVACY SCREEN SUPPORT POSTS, HANDRAILS AND |
| MP-3 | PLATE ALUM CLADDING SYSTEM - COLOUR 2 |
| MP-4 | METAL FLASHING AND PARAPET CAP FLASHING |
| MP-5 | SHEET STEEL CLADDING SYSTEM |
| WD-1 | WINDOW SYSTEM METAL SPANDREL PROJECTING PANEL |
| WD-2 | WINDOW SYSTEM METAL SPANDREL FLUSH PANEL |
| WD-3 | WINDOW SYSTEM METAL SPANDREL RECESSED PANEL |
| VG-1 | RESIDENTIAL VISION GLASS - IGU |
| VG-2 | RESIDENTIAL VISION GLASS VG-1 WITH BIRD FRIENDLY FRIT PATTERN |
| VG-3 | RETAIL VISION GLASS WITH BIRD FRIENDLY FRIT PATTERN |
| GL-1 | RAILING GLASS |
| GL-2 | RAILING GLASS WITH BIRD FRIENDLY FRIT PATTERN |
| GL-3 | PRIVACY SCREEN GLASS |
| LV-1 | RESIDENTIAL AND STOREFRONT WINDOW SYSTEM LOUVRE |
| LV-2 | ARCHITECTURAL LOUVRE |

| Date | No. | Description |
|---|---|---|
| REVISION RECORD | | |
| 2025-05-16 | | Site Plan Approval (Resubmission) |
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| ISSUE RECORD | | |


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265 CATHERINE STREET, OTTAWA
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Brigil
DWG19991 - D07-12-23-0067 SPC / D02-02-23-0042 ZBA / D01-01-23-0008 OPA

21007 1:200 GZ RJL
PROJECT SCALE DRAWN REVIEWED

North Elevation - No Townhouses

A406.S

1 / A406.S Overall - North Elevation (No Townhouses)


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2025-05-16 4:42:16 PM


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